

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **April 9, 2002**

AGENDA ITEM NO.: 10

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Preliminary Subdivision Plat, Street Dedication and Naming Request – Jefferson Square at Wyndhurst Subdivision**

RECOMMENDATION: Approval of resolution to approve the street dedication and name.

SUMMARY:

The Emergency Communications Administrator, Traffic Engineer, Fire Marshal and Lynchburg Post Office Customer Services Manager had no objection to “Archway Court” as the street name for the proposed new public street.

PRIOR ACTION(S):

March 20, 2002: Planning Commission (PC) recommended approval
 Planning Division recommended approval

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn/847-1508, ext. 253
Annette Chenault/847-1508, ext. 258

ATTACHMENT(S):

- Resolution
- PC Report
- PC Minutes
- Subdivision Plat by Hurt & Proffitt, Inc.

REVIEWED BY:

RESOLUTION

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT INCLUDING THE DEDICATION OF A PUBLIC STREET AND THE NAMING OF THE NEW STREET.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG, That the preliminary subdivision plat entitled, "Plat Showing Division of the Property of Jambo International, LLC, Jefferson Square at Wyndhurst, Lynchburg, Virginia," made by Hurt & Proffitt, Inc., dated January 23, 2002 subdividing 5.035 acres of land as part of the Wyndhurst Traditional Neighborhood Development into six (6) lots with a residue tract, including the dedication of a new public street to be constructed in compliance with the above referenced plat, be, and the same is hereby, approved and accepted, contingent upon obtaining containing construction bonds and the recordation of an executed subdivision plat and the construction of the street in accordance with City standards.

BE IT FURTHER RESOLVED, That the name of "Archway Court," is hereby approved for the new public street.

Adopted:

Certified:

Clerk of Council

078L

To: Planning Commission
From: Planning Division
Date: March 20, 2002
RE: STREET DEDICATION AND NAMING REQUEST – JEFFERSON SQUARE AT WYNDHURST, OFF
PAULETTE CIRCLE

SYNOPSIS JAMBO, International, L.L.C., property owner, is requesting approval of the street dedication and naming for the proposed *Jefferson Square at Wyndhurst* which would subdivide 5.035 acres into six lots for commercial development with a residue tract containing 1.695 acres. The proposed development would be served by a new public street that would be named "Archway Court." The project is part of the Wyndhurst Traditional Neighborhood Development.

SUMMARY

The Technical Review Committee reviewed the preliminary subdivision plat and found that it meets all of the major Subdivision Ordinance requirements.

The Emergency Communications Administrator, the Traffic Engineer, the Fire Marshal and the Lynchburg Post Office Customer Services Manager had no objection to "Archway Court" as the street name for the proposed new public street.

Planning Division recommends approval of the street dedication and street naming.

REQUIRED ACTION

Consideration of the Planning Division's recommendation.

BACKGROUND

Mrs. Maggie Cossman, Hurt & Proffitt, Inc., represents JAMBO, International, L.L.C. The subject tract of land contains a total of 5.035 acres, which would be subdivided into six lots for commercial development with a residue tract containing 1.695 acres.

The property is zoned B-3(C), Community Business District. The conditions that were applied to the B-3(C) areas were "The layout of the buildings and parking are schematic only and will not dictate their ultimate size or location. However, the buildings will be positioned such that the parking will be to the side or rear of the lot and not between the building and street. The individual businesses will share driveway entrances and cross access arrangements to minimize entrances onto the street." Access to the lots would be provided by a new public street to be named "Archway Court." "Archway Court," with 50 feet of right-of-way, is proposed to extend from Paulette Circle approximately 230 feet in a southwesterly direction to its terminus in a cul-de-sac. In addition to having frontage on Enterprise Drive and Paulette Circle, a private, unnamed road would provide access to the residue tract.

City water and sewer services will be available to the property. Utilities for the new development are to be located underground.

The Emergency Communications Administrator, the Traffic Engineer, the Fire Marshal and the Lynchburg Post Office Customer Services Manager have no objection to "Archway Court" as the street name for the proposed public street.

The Subdivision Ordinance requires Planning Commission and City Council review and approval because the subdivision proposes the dedication of a new street and a new street name.

TECHNICAL REVIEW COMMITTEE COMMENTS

On February 19 the Technical Review Committee (TRC) reviewed a preliminary subdivision plat for the subject property. The TRC noted the need for several revisions, most of which are minor in nature and which are

expected to be resolved by the petitioner prior to the approval of a final subdivision plat. The TRC made the following comments of significance to the consideration of the requested subdivision:

1. "Water and sewer will need to be extended to serve all lots."
2. "More information will be needed for Archway Court on the subdivision plans—radii, pavement width, etc."

PLANNING DIVISION RECOMMENDATION

Based on the preceding information and analysis, the Planning Division recommends the following:

That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Plat Showing Division of the Property of JAMBO International, LLC, Jefferson Square at Wyndhurst*, by Hurt & Proffitt, Inc., dated January 23, 2002 to create six lots with a residue tract on 5.035 acres, including the dedication of right-of-way 50 feet in width for the proposed public street to be named "Archway Court," to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of "Archway Court" as a public street is contingent on JAMBO International, L.L.C. filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of Archway Court as a public street null and void.

This matter is hereby offered for your consideration.

William K. McDonald, AICP
Acting City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. John W. Jennings, Fire Marshal
Ms. J. Lee Newland, City Engineer
Mr. Gerry L. Harter, Traffic Engineer
Mr. Karl Cooler, Building Official
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mrs. Maggie Cossman, Representative

MINUTES FROM THE MARCH 20, 2002 PLANNING COMMISSION MEETING

JAMBO, International, L.L.C., property owner, requested approval of the street dedication and naming for the proposed *Jefferson Square at Wyndhurst* which would subdivide 5.035 acres into six lots for commercial development with a residue tract containing 1.695 acres. The proposed development would be served by a new public street that would be named "Archway Court." The project is part of the Wyndhurst Traditional Neighborhood Development.

After further discussion, Commissioner Worthington made the following motion, which was seconded by Commissioner Moore and passed by the following vote:

"That the Planning Commission recommends to City Council approval of the subdivision plat entitled *Plat Showing Division of the Property of JAMBO International, LLC, Jefferson Square at Wyndhurst*, by Hurt & Proffitt, Inc., dated January 23, 2002 to create six lots with a residue tract on 5.035 acres, including the dedication of right-of-way 50 feet in width for the proposed public street to be named "Archway Court," to be constructed in substantial compliance with the preliminary subdivision plat. The acceptance of "Archway Court" as a public street is contingent on JAMBO International, L.L.C. filing a properly executed subdivision plat to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the street in accordance with City standards. The failure to fully comply with these conditions shall render the City's acceptance of Archway Court as a public street null and void."

AYES:	Dahlgren, Echols, Flint, Moore, Pulliam, Wilkins, Worthington	7
NOES:		0
ABSTNETIONS:		0